



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: November 25, 2014

LAND USE NUMBER: LUA14-001568, ECF, PP

PROJECT NAME: Maertins Ranch

PROJECT DESCRIPTION: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE (also known as 10918 144th Ave SE) within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/ac. The drainage tract measures 10,496 square feet (sf) and consist of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be gained from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet. All existing improvements and buildings will be demolished or removed during plat construction. The applicant has proposed to retain 34 trees. The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

PROJECT LOCATION: 1508 Ilwaco Ave NE, Renton, WA 98059
(also known as 10918 144th Ave SE)

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: November 19, 2014

NOTICE OF COMPLETE APPLICATION: November 25, 2014

APPLICANT/PROJECT CONTACT PERSON: Justin Lagers, PNW Holdings/9675 SE 36th St, Ste. 105/Mercer Island, WA 98040/206-588-1147

Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat Approval

Other Permits which may be required: Building, Construction

Requested Studies: Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, Geotechnical Engineering Study

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Maertins Ranch/LUA14-001568, ECF, PP

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

PUBLIC HEARING:

Public hearing is tentatively scheduled for **February 10, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 10:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Land Use/Zoning:

The subject site has a designation of **Residential Low Density (RLD)** Comprehensive Land Use Map and **Residential 4 (R-4)** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation:

The project will be subject to the City's SEPA ordinance, **RMC 4-2-110A; 4-4-030; 4-4-070; 4-6-060; 4-7-080; 4-7-170**; and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

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The applicant shall comply with the recommendations included in the Geotechnical Engineering Report, prepared by Earth Solutions NW, LLC dated October 29, 2014 or an updated report submitted at a later date.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on December 9, 2014. This matter is also tentatively scheduled for a public hearing on February 10, 2015 at 10:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON:

Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

